

A mixed commercial and residential investment opportunity in the heart of the historic Mid Wales market town of Machynlleth, Powys



Gegin Fach (Gwyn Llys), Heol Maengwyn, Machynlleth, Powys. SY20 8EB.

£180,000

R/ 4471/AM

*** Available as an occupied commercial/residential mixed investment property *** Useful rental income *** Popular cafe and eatery in town centre *** Close to Snowdonia National Park and the Cambrian Mountains ***

*** Includes 2 bedroomed apartment on first floor, with kitchen, lounge, 2 x good sized double bedrooms, shower room accessed via the ground floor *** Double glazing and electric heating *** Good broadband availability ***



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GENERAL

A well located, mid terraced town centre cafe and popular eatery in the town centre, together with a separately let residential apartment on the first floor, offering 2 bedroomed accommodation.

The building has been re-roofed in recent years. New fire doors, UPVC double glazing and all external joinery overhauled.

The accommodation provides as follows:-



LOCATION

Well positioned in the heart of the Machynlleth main thoroughfare, known as Maengwyn Street, with street parking and wide pavements. Machynlleth being a very popular niche artisan market town in this part of Mid Wales amongst the Cambrian Mountains and close to the Snowdonia National Park and Cardigan Bay coast.

CAFE

20' 7" x 24' 3" (6.27m x 7.39m) Direct entrance via glazed door to the cafeteria 54.53 sq m overall providing kitchen, cafe with numerous covers. Servery off. Rear hall and outside wc. Rear pedestrian access. Store shed.



KITCHEN

13' 1" x 13' 5" (3.99m x 4.09m) with quarry tiled floor. Through lobby to

CLOAKROOM AND WC

With wc and wash hand basin

LOWER GROUND FLOOR

CELLAR

For storage purposes

SERVERY



FIRST FLOOR

SELF CONTAINED APARTMENT

With rear ground floor access. Providing stairs to the first floor. Kitchen, Lounge, 2 x double bedrooms, shower room and wc.

KITCHEN



10' 7" x 14' 0" (3.23m x 4.27m) fully fitted

LOUNGE

16' 9" x 11' 7" (5.11m x 3.53m)



DOUBLE BEDROOM 1

11' 9" x 12' 2" (3.58m x 3.71m)



DOUBLE BEDROOM 2

9' 8" x 9' 0" (2.95m x 2.74m)

SHOWER ROOM

10' 0" x 2' 8" (3.05m x 0.81m) with shower cubicle. pedestal wash hand basin. low level flush w.c. Window

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

EXTERNALLY

Outside toilet accessed via rear hall .

STREET VIEW



TENURE AND POSSESSION

The cafe is currently let on a separate commercial lease and business tenancy. Current Rateable Value: £6,900 per annum

The first floor apartment is currently let on a periodic tenancy.

AGENT'S COMMENTS

A rare opportunity to acquire a mixed residential and commercial investment property with a lucrative income stream. A well situated and easily operated business which has been well maintained by the landlord and tenants over the years offering a useful addition to a property portfolio and centrally positioned in a very popular Mid Wales town.

NOTE The property has been meticulously maintained and managed by the landlords and is now for sale on retirement.

Further details regarding rental are available from the sole selling Agents Morgan and Davies, Lampeter Office 01570 423 623

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, mains drainage, electric heating, UPVC double glazing throughout, telephone subject to B.T. transfer regulations, good Broadband speeds available.

Council Tax:

N/A

Parking Types: On Street.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types:

FTTP.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

The property is located in the centre of Maengwyn Street in the town centre of Machynlleth.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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